WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140035458 DEEDWARR
Recvd: 05/21/14 10:57 2 pgs
Fees: 13.00 Taxes: 657.12

20140521-0043746

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/12/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan G. Olivares	Churchill Mortgage	08701002400
(NAME)	(NAME)	
4529 Raccoon Trail	761 Old Hickory Blvd, Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Faye M. Lee, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jonathan G. Olivares and Megan K. Olivares, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the plan of New Hope Meadows, Phase II, of record in Plat Book 6900, page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ivan S. Lee and wife, Daphne E. Lee by Warranty Deed dated 01/17/2002 from Anita Coe Campbell, now being Anita Faye Campbell Coe, a single woman of record in Instrument 200301220009352, Register's Office for Davidson County, Tennessee. The said Daphne E. Lee having since died January 6, 2006 leaving Ivan S. Lee as sole surviving tenant by the entirety. Also being the same property further conveyed to Ivan S. Lee and wife, Faye M. Lee by Quit Claim Deed dated 03/31/2008 from Ivan S. Lee of record in Instrument 200804020033342, Register's Office for Davidson County, Tennessee. The said Ivan S. Lee having sine died on 12/26/2009 leaving Faye M. Lee as sole owner.

All matters as set forth per Plat Book 6900, Page 724, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 7557, Page 377, as amended of record in Book 7567, Page 103 and Book 7934, Page 796, and restated in Instrument 200301060001976, said Register's Office.
By-Laws of record in Book 7557, Page 356 and re-recorded in Book 7567, Page 106, and as restated in Instrument 200301060001977, said Register's Office.
Charter of the Homeowner's Association of record in Book 7525, Page 935, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200802270019161, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4529 Raccoon Trail, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of May, 2014.

Faye M Lee

Faye M. Lee

State of Tennessee
County of Wilson

Personally appeared before me Faye M. Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2014.

Lissa Groom

Notary Public Escrow Officer
My Commission Expires: 9·17·16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122